

AGENDA

PLANNING COMMISSION HEARING

September 25, 2024

10:00 A.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Joe Scarpelli, Chair

Ron Demes, Vice Chair

George Neugent, Commissioner

Eric Anderson, Commissioner

Rosemary Thomas, Commissioner

Douglas Pryor, Ex-Officio Member (MCSD)

Christina Gardner, Ex-Officio Member (NASKW)

STAFF:

Emily Schemper, Sr. Director of Planning and Environmental Resources

Mike Roberts, Assistant Director, Environmental Resources

Cheryl Cioffari, Assistant Director of Planning

Devin Tolpin, Planning & Development Review Manager

Barbra Powell, Planning Policy Advisor

Stephanie Reed, Planner

Peter Morris, Assistant County Attorney

John Herin, Planning Commission Counsel

Ilze Aguila, Sr. Administrator, Operations, Planning and Environmental Resources

Jessica McKinney, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

DISCLOSURE OF EX PARTE COMMUNICATIONS

APPROVAL OF MINUTES: [August 28, 2024](#)

AGENDA

1. A PUBLIC HEARING CONCERNING AN APPLICATION SUBMITTED BY 21660 OVERSEAS HIGHWAY, LLC, REQUESTING FOR THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO APPROVE AN ORDINANCE AMENDING THE MONROE COUNTY TIER OVERLAY DISTRICT MAP TO CHANGE THE TIER DESIGNATION OF PROPERTY LOCATED AT 21660 OVERSEAS HIGHWAY ON CUDJOE KEY FROM TIER III-A TO TIER III, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS LOTS 10 THROUGH 16 SACARMA PLAT BOOK 2 PAGE 48 CUDJOE KEY, SAID APPLICATION RECEIVED THROUGH THE APPLICANT'S AUTHORIZED AGENT SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING PLLC, AND SAID

09/25/2024

PROPERTY HAVING PARCEL ID NUMBERS 00174740-000100; 00174770-000000; 00174780-000000; 00174790-000000; 00174800-000000 AND 00174810-000000; APPROXIMATE MILE MARKER 21.75. (FILE NO. 2024-016)

REQUEST TO CONTINUE TO OCTOBER 23, 2024

[FILE](#)

[SITE PLAN](#)

2. OCEAN POINTE COMMONS ASSOCIATION, INC., 500 BURTON DRIVE, TAVERNIER, MILE MARKER 92.5,

OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR AN 11C ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR THE SALE OF ALCOHOL BY THE DRINK OUTSIDE OF THE EXISTING PRIVATE COCKTAIL LOUNGE AND POOL AREA AS SHOWN ON THE APPLICATION SITE PLAN. THE PROPERTY IS DESCRIBED AS A PARCEL OF LAND SITUATED IN SECTION 26, TOWNSHIP 62 SOUTH, RANGE 38 EAST, MONROE COUNTY, FLORIDA, BEING THE PLAT OF "PLANTERS POINTE", AS RECORDED IN PLAT BOOK 7, AT PAGE 45, OF THE PUBLIC RECORDS OF SAID MONROE COUNTY, LESS AND EXCEPT THE FOLLOWING OCEAN POINTE CONDOMINIUMS ONE, TWO, THREE, FOUR, AND FIVE, HAVING PARCEL IDENTIFICATION NUMBER 00479501-000100. (FILE NO. 2024-117)

[STAFF REPORT](#)

[FILE](#)

[SURVEY](#)

[SITE PLAN](#)

3. LITTLE PALM DOLPHIN RESORT DEVELOPMENT, LLC, 28550 OVERSEAS HIGHWAY, LITTLE TORCH KEY,

MILE MARKER 28.5: A PUBLIC HEARING CONCERNING A REQUEST FOR A NON-USE VARIANCE REDUCING THE NUMBER OF 14' X 55' BOAT RAMP PARKING SPACES REQUIRED BY LAND DEVELOPMENT CODE SECTION 114-67(c) FROM SIX (6) SPACES TO ZERO (0) SPACES. THE REQUESTED VARIANCE IS ASSOCIATED WITH THE DEVELOPMENT OF A HOTEL USE. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 28, TOWNSHIP 66 SOUTH, RANGE 29 EAST, LITTLE TORCH KEY, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS CURRENTLY HAVING PARCEL ID NUMBER 00113570-000100 (FILE NO. 2023-045)

[STAFF REPORT](#)

[FILE](#)

[SITE PLAN](#)

[SURVEY](#)

[PUBLIC COMMENT](#)

Please visit the Monroe County Website at www.monroecounty-fl.gov for meeting agenda updates and information regarding the various options available to the public to view the live meeting and/or to make public comments on certain agenda items.

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: *If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".*

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT